

SUBSTITUTED  
**TRUSTEE'S SALE**  
OF VALUABLE IMPROVED  
FEE SIMPLE REAL ESTATE

Under and by virtue of the Power of Sale contained in the Deed of Trust from Bernard D. Ridgway, Jr., and Amy L. Ridgway, his wife, unto First Federal Savings and Loan Association (now First Federal of Maryland) dated the 15th day of August, 1980, and recorded in Liber 1122, folio 341, among the Land Records for Frederick County, Maryland, and default having occurred under the terms thereof, the undersigned Substituted Trustee will offer for sale at public auction on

**MONDAY, JULY 14, 1986**

**10:00 A.M.**

**AT THE  
FREDERICK COUNTY COURTHOUSE  
UNDER THE CLOCK TOWER**

All the following real estate described in said Deed of Trust aforesaid, situate, lying and being in Urbana Election District, Frederick County, Maryland, and being designated as Lot 4, Block J, on the Plat entitled "Plat One, Section Six, Sugarloaf Estates" as recorded in Plat Book 6, folio 190, one of the Plat Records in the Office of the Clerk of the Circuit Court for Frederick County, Maryland.

BEING all and the same real estate which was conveyed unto Bernard D. Ridgway, Jr., and Amy L. Ridgway, his wife, by David Lee Grimes and Veronica L. Grimes, his wife, by Deed dated the 15th day of August, 1980, and recorded in Liber 1122, folio 339, among the Land Records for Frederick County, Maryland, being known and designated as Box 269 Virginia Lane, Frederick, Maryland 21701.

The above property is improved with a detached, split level, brick and aluminum siding dwelling with attached two (2) car garage (approximately 13 years old). Finished area contains three (3) bedrooms, one and one-half (1 1/2) baths, living room, dining room, kitchen, family room in basement, for a total gross living area of 1347 square feet, carpet over subfloors, storm windows, two (2) fireplaces, woodstove flue in garage, forced air gas heat and central air conditioning. The subject property is located on a corner lot in a quiet, rural residential subdivision on the southeast side of Roderick Road, approximately 2 1/2 miles southwest of Urbana.

**TERMS OF SALE:** The above mentioned real property is to be sold in an "as is" condition, subject to liens and restrictions of record, if any. A deposit of Six Thousand Seven Hundred and no/100 Dollars (\$6,700.00) in cash, certified check or other instrument acceptable to the Substituted Trustee, payable to Seymour B. Stern, Substituted Trustee, will be required of the purchaser to be paid at the time and place of sale. In the event the purchaser fails to consummate the purchase in accordance with the terms of sale, the deposit or any part of it may be forfeited at the option of the Substituted Trustee. The balance of the purchase price is to be paid within ten (10) days of the ratification of the sale by the Circuit Court for Frederick County, Maryland, unless settlement time is postponed at the sole option of the Substituted Trustee and shall bear interest at the rate of eleven percent (11%) per annum on the unpaid balance of the purchase price from the date of sale to the date of settlement. Time is of the essence. All risk of loss following the date of sale shall be at the risk of the purchaser. In the event of default, the property shall be resold at the cost and risk of the purchaser and the Substituted Trustee shall not be limited by such forfeiture from further availing himself of any additional legal or equitable remedies arising out of such default. Taxes, water rent and all other public charges and assessments payable on an annual basis, including sanitary and/or Metropolitan District charges, if any, shall be adjusted to the date of sale and assumed thereafter by the purchaser. All other costs and expenses of conveying are to be borne by the purchaser.

There are no representations or warranties expressed or implied with respect to the condition of the property, title, lot size or the accuracy of any matters referred to in this advertisement.

**SEYMOUR B. STERN,  
Substituted Trustee**

ROBERT J. KRESSLEIN, Esquire  
SEYMOUR B. STERN, P.A.  
118 West Church Street  
P.O. Box 703  
Frederick, Maryland 21701  
(301) 663-5335  
Attorney for Substituted Trustee

TROUT AUCTIONEERS, INC.  
15 North Court Street  
Frederick, Maryland 21701  
(301) 663-1555  
Auctioneer

**ACKNOWLEDGEMENT OF PURCHASE**

I/We do hereby acknowledge that

I/we have purchased the real estate described in the advertisement attached hereto at and for the sum of seventy one

thousand (\$ 71000 ) the sum of Six Thousand Seven Hundred and no/100 Dollars (\$6,700.00) having been paid this date, and the balance of

seventy four thousand three  
hundred (\$ 64,300 ) being due and payable at the time of final settlement, and I/we do further covenant and agree that I/we will comply with the terms of sale as expressed in the advertisement attached hereto.

WITNESS my/our hand(s) and seal(s) this 14th day of July, 1986.

Timothy J. Heppert

PURCHASER(S)

TROUT AUCTIONEERS, INC.

By: Martha T. Strauss

AUCTIONEER

FILED

JUL 21 3 35 PM '86

CHARLES C. KELLER, CLERK

BY: \_\_\_\_\_